IN RE: FETITION FOR ADMIN. VARIANCE N/S Bond Avenue, 109' W of * ZONING COMMISSIONER Central Avenue (514 Bond Avenue) 4th Election District * OF BALTIMORE COUNTY 3rd Councilmanic District * Case No. 93-94-A Kurt D. Zumwalt, et ux Petitioners

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Kurt D. and Denise E. Zumwalt. The Petitioners request relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building separation of 19 feet in lieu of the required 30 feet between a proposed garage addition and an existing dwelling, and to amend the last approved Final Development Plan for Lot 15 of Sagamore Village, in accordance with Petitioner's Exhibit 1

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

Affidavit in support of Administrative Variance

REISTERITONN DO ZIIIL

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

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testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at S14 R. AD AVE

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October, 1992 that the Petition for Administrative Variance requesting relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building separation of 19 feet in lieu of the required 30 feet between a proposed garage addition and an existing dwelling, and to amend the last approved Final Development Plan for Lot 15 of Sagamore Village, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restric-

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner for Baltimore County

- 2-

ZONING DESCRIPTION FOR "514 BOND AVENUE"

Beginning at a point on the NORTH side of BOND AVENUE which is "60.0 ft." wide at the distance of "109 ft." WEST of the centerline of the nearest improved intersecting street CENTRAL AVENUE which is "70.0 ft." wide. Being Lot #15, Block "D", Section _ in the subdivision of SAGAMORE VILLAGE as recorded in Baltimore County Plat Book "E.H.K.JR.#49", Folio #12 containing "0.183 ACRES or 7971 sq.ft". Also known as 514 BOND AVENUE and located in the "4" Election District.

CERTIFICATE OF POSTING

	
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October 23, 1992 Mr. & Mrs. Kurt D. Zumwalt 514 Bond Avenue Reisterstown, Maryland 21136 RE: PETITION FOR ADMINISTRATIVE VARIANCE N/S Bond Avenue, 109' W of Central Avenue (514 Bond Avenue) 4th Election District - 3rd Councilmanic District Kurt D. Zumwalt, et ux - Petitioners Case No. 93-94-A Dear Mr. & Mrs. Zumwalt: Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order. In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391. Very truly yours, LAWRENCE E. SCHMIDT Zoning Commissioner LES:bjs for Baltimore County cc: People's Counsel

Baltimore County Government Zoning Commissioner

(410) 887-4386

Office of Planning and Zoning

Suite 113 Courthouse

400 Washington Avenue

Towson, MD 21204

and the same and t the second secon **Zon**ing Administration & 9/15/92 H9300092 PUBLIC HEARING FEES 010 -ZONING VARIANCE (IRL) **\$50.00** 080 -POSTING SIGNS / ADVERTISING 1 X 101AL: \$85.00 LAST NAME OF OWNER: ZUMWALI 04A04#0062MICHRC BA CO10:26AM09-15-92

Contract Purchaser/Lessee

(Type or Print Name)

Attorney for Petitioner

(Type or Print Name)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

which is presently zoned DR 3.5 This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

hereto and made a part hereof, hereby petition for a Variance from Section(s) To permit a building separation of 19° in lieu of the required 30° between Sec.1801.2,C.1 BCIR a proposed garage addition and an excisting dwelling and to smend the last approved Pinel Development Plan for Lot \$15 of Fagamore Village. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, (indicate hardship or

ALL HOUSES WHITE ON BLUCK HOVE LARPINE, SOME WITH & ME AMALES WE ARE THE ONLY HOUSE WIRKING A GARAGE WE ONLY WITH TO ADD A Y CAN CHANCE DART IS BRUED UPON THE DRUMAL PUNDERS PUND FOR THE WARDENTY (DUCK AND WITE & DI MENDIUM) THUS KEEPING THE OVERTILL ENTEURIST ENTAGE NEIGHBOAL AUREE WITH WITH Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

(We do solemnly declare and affirm "under the penalties of penulty" in at live are the Zpriode SIT BIND AVE RELITERS.Z. tiame. Address and phone number of legal owner contract purchaster or representative. SAME AS MOVE policy and the A Public Hearing having been requested and/or found to be required it is ordered, by the Zoring Commissioner of Eartin-ore County, this and day of that the subject matter of this petition be set for a public hearing, advertised, as required by the Zonling Regulators of Balt more County in two newspapers of general

Zoning Cammistioner of Baltimore Caurity

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

October 21, 1992

(410) 887-3353

ITEM #:

Mr. and Mrs. Kurt D. Zumwalt 514 Bond Avenue Reisterstown, MD 21136

> RE: Item No. 92, Case No. 93-94-A Petitioner: Kurt D. Zumwalt, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Zumwalt:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

1972, before me, a Notary Public of the State the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal. 9-14-52

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

Variance at the above address: (indicate hardship or practical difficulty)

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120a

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of September, 1992.

Zoning Plans Advisory Committee

Petitioner: Kurt D. Zumwalt, et ux

Petitioner's Attorney:

Development Review Committee Respon	ş ş For g n	10/05/92 Date 10/5/92
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O. James Lighthizer Secretary Hal Kassoff

Re: Baltimore County Item No.: * 92 (JU)

Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Winiarski:

Ms. Julie Winiarski

Zoning Administration and

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toli Free 707 North Calvert St., Baltimore, Maryland 21203-0717

Administrator

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: September 30, 1992

Ervin Mc Daniel, Chief Office of Planning and Zoning Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee September 28, 1992

The Office of Planning and Zoning has no comments on the following petition(s):

Kurt and Denise Zumwalt, Item No. 92 Austin and Estelle Weber, Item No. 102 Franklin and Ann Mae Sumpter, Item No. 103 The Decker Group, Item No. 104 Michael and Lori Greco, Item No. 105 -

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

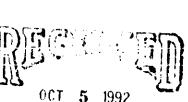
Division Chief: The Miland

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ITEM92.105/ZAC1

ZONING OFFICE

Baltimore County Government Fire Department 05/92 700 East Joppa Road Suite 901 Towson, MD 21204-5500 Department of Recreation and Rayks OCTOBER 19, 1992 Development Review Committee Response Form/ <u>ڪي</u> Authorized signature _____ Date 10/5/82 Arnold Jablon Project Name Director Zoning Administration and Meeting Date Development Management Austin F. and Estelle R. Weber Baltimore County Office Building Towson, MD 21204 9-28-92 DED DEPRM RP STP TE Franklin Ray and Ann Mae Sumpter RE: Property Owner: KURT D. ZUMWALT AND DENISE E. ZUMWALT DED DEPRM RP STP TE Location: #514 BOND AVENUE / Richard A. Robert T. and Emily C. Baker Item No.: *92 (JLL) Zoning Agenda: SEPTEMBER 28, 1992 104 DED DEPRM RP STP TE Gentlemen: Michael J. and Lori Greco Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be DED DEPRM RP STP TE corrected or incorporated into the final plans for the property. ED DEFRIT RE SIE IE Sudbrook Associates 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire DED DEPRM RP STP TE Protection Association Standard No. 101 "Life Safety Code", 1988 DED DEPRM RP STP TE edition prior to occupancy. Philip M. and Sandra L. Cowett DED DEPRM RP STP TE ED DEPRM RP STP TE Gaetano Platania Special Inspection Division DED DEPRM RP STP TE ED DEPRIM RP STP IE Kurt D. and Denise E. Zumwalt JP/KEK DED DEPRM RP STP TE COUNT 8



ZONING OFFICE

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

SEPTEMBER 25, 1992

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Kurt D. Zumwalt and Denise E. Zumwalt 514 Bond Avenue Reisterstown, Maryland 21136

Re: CASE NUMBER: 93-94-A
LOCATION: N/S Bond Avenue, 109' W of Central Avenue
514 Bond Avenue
4th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 4, 1992. The closing date is October 19, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence B. Schmidt
Zoning Commissioner, Baltimore County

517 Central Ave Reisterstown, MD 21136 July 31, 1992

Kurt & Denise Zumwalt 514 Bond Ave Reisterstown, MD 21136

Dear Kurt & Denise:

I have reviewed the architectural drawings of the proposed (1) car garage addition to your home. Since it is based upon the builder's original plans and subsequently blends nicely within the community, I have no objection to the building of this addition.

Sincerely,

. G. an Baymand Butta

504 Central Avenue Reisterstown, MD 21136 July 31, 1992

IMMEDIATE
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Kurt & Denise Zumwalt 514 Bond Ave Reisterstown, MD 21136

Dear Kurt & Denise:

I have reviewed the architectural drawings of the proposed (1) car garage addition to your home. Since it is based upon the builder's original plans and subsequently blends nicely within the community, I have no objection to the building of this addition.

Sincerely,

CARY JANS ScHeet MOTH

502 Central Avenue Reisterstown, MD 21136 July 31, 1992

Kurt & Denise Zumwalt 514 Bond Ave Reisterstown, MD 21136

Dear Kurt & Denise:

I have reviewed the architectural drawings of the proposed (1) car garage addition to your home. Since it is based upon the builder's original plans and subsequently blends nicely within the community, I have no objection to the building of this addition.

Sincerely,

502 Central free

Printed on Recycled Paper

512 Central Ave Reisterstown, MD 21136 July 31, 1992

Kurt & Denise Zumwalt 514 Bond Ave Reisterstown, MD 21136

Dear Kurt & Denise:

I have reviewed the architectural drawings of the proposed (1) car garage addition to your home. Since it is based upon the builder's original plans and subsequently blends nicely within the community, I have no objection to the building of this addition.

Sincerely,

LOUIS FRIRDENBERG

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS:

Social Board Alexand

Social Meditional required information
bed board of June 12, 1949 / 5, sections

Free Pages 8 & 6 of the CHECKLIST for additional required information

When the Check I was a section of the Check I was

